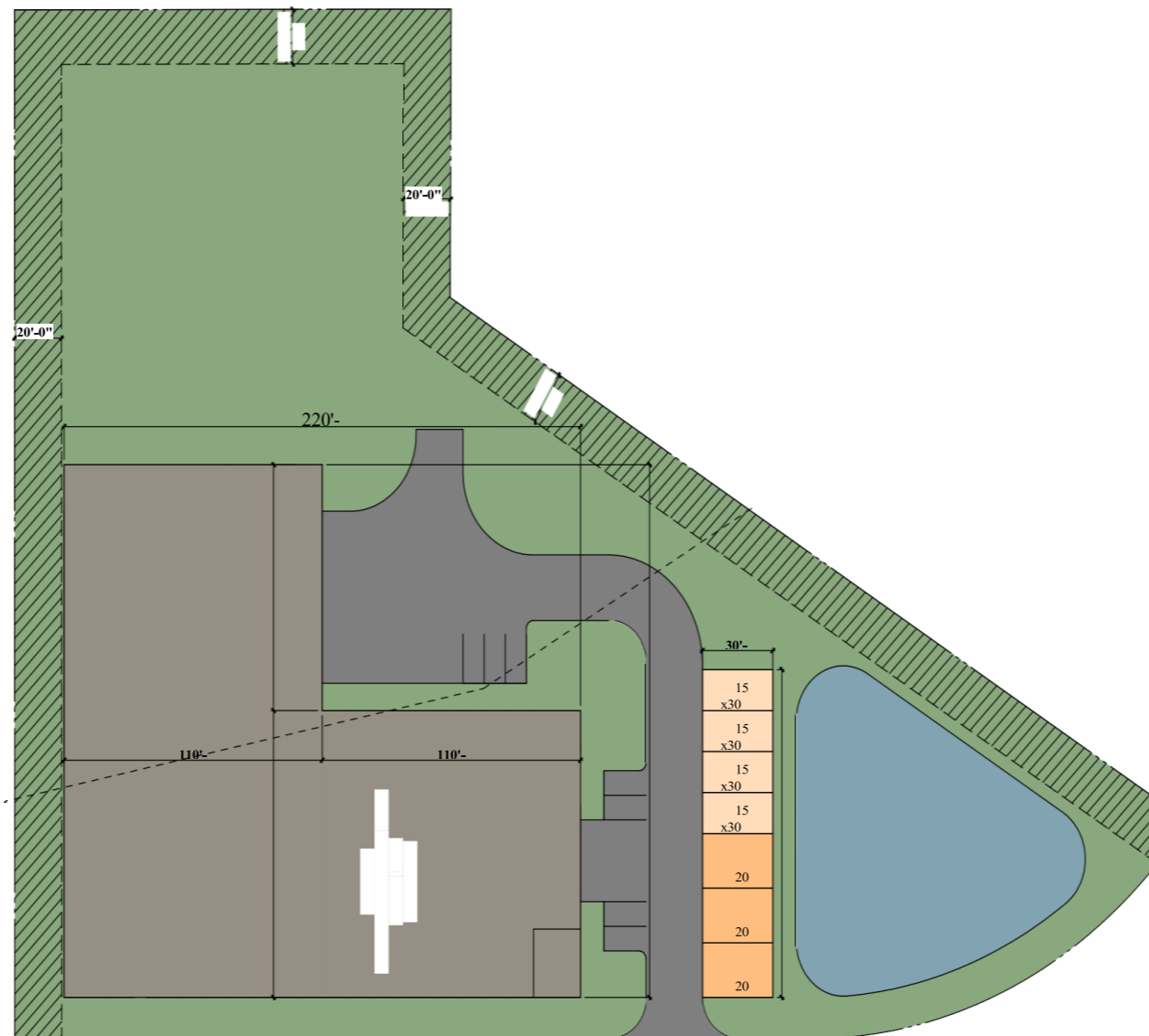


APPLICATION FOR A USE VARIANCE

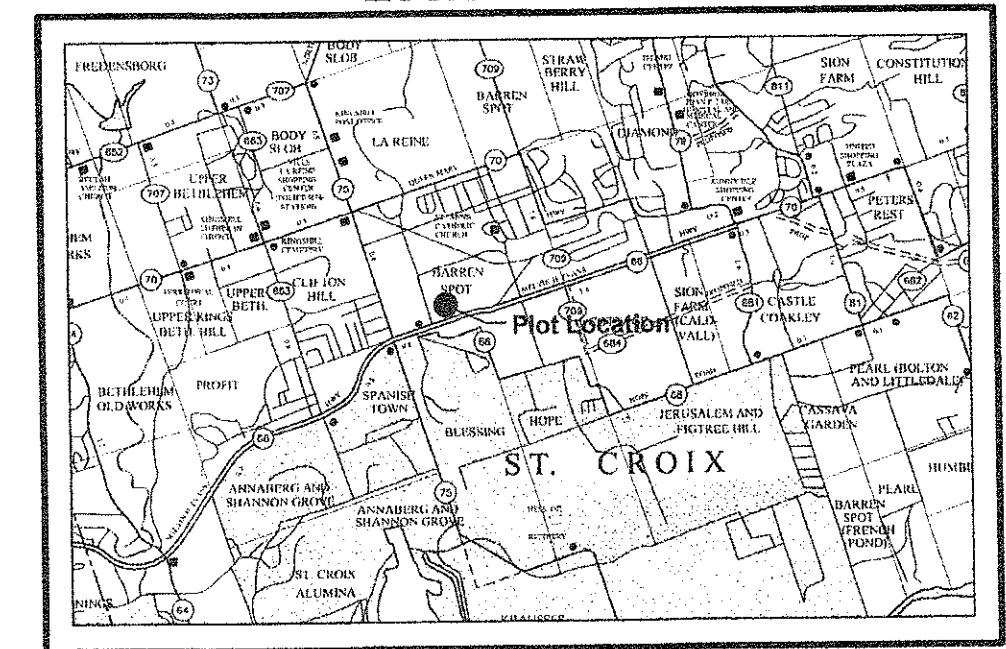
Plot 295-D-2 of Estate Barren Spot, King Quarter, Christiansted, St. Croix, U.S. Virgin Islands consisting of 2.781 U.S. acres, more or less, as is more fully shown on OLG Drawing No. D9-6883-CO24 dated May 21, 2024.



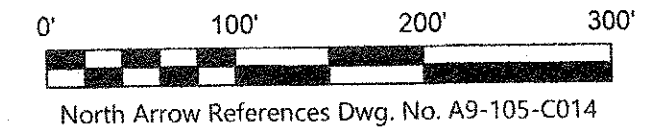
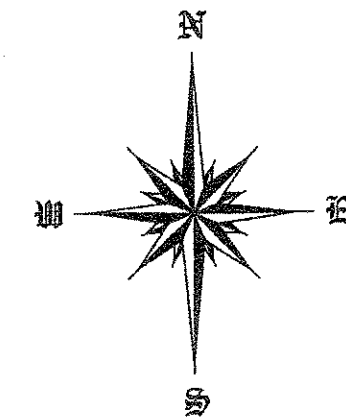
SUBMITTED BY:	CDP, LLC
SUBMITTED TO:	VIRGIN ISLANDS DEPARTMENT OF PLANNING AND NATURAL RESOURCES – DIVISION OF COMPREHENSIVE AND COASTAL ZONE PLANNING
ON BEHALF OF:	4 RIVERS ACQUISITION GROUP, LLC
DATE:	NOVEMBER __, 2025

	Kevin A. Rames, Esq K.A. Rames, P.C. 2111 Company Street. Suite 3 Christiansted, St. Croix U.S. Virgin Islands 00820 Tel. (340) 227-9311 kevin.rames@rameslaw.com
--	---

LOCATION MAP



ST. CROIX, U.S.V.I.



LEGEND

- Steel Pin Placed
- Steel Pin Found
- Concrete Monument Found
- △ Recorded Point

General Notes:

1. Reference Dwg. No. A9-105-C014
2. Property is currently Zoned B-2
3. Surveyed by GPS Base/Rover
4. Distance and Acreages shown in U.S. Measure

P.O. Box 1699 - #59 Eliza's Retreat
Christiansted, V.I. 00821
Tel: (340)-778-8747 Cell: (340) 690-4367
rob.c.cintron@gmail.com

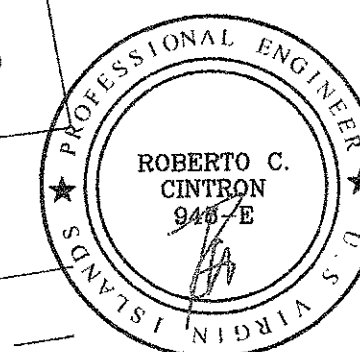
OASIS
ENGINEERING LLC

Subdivision Map of:

**PLOT No. 295-D INTO PLOT Nos. 295-D-1, 295-D-2 &
REMAINDER PLOT No. 295-D ESTATE BARREN SPOT
KING QUARTER - CHRISTIANSTED
ST. CROIX - U.S. VIRGIN ISLANDS**

Scale: 1" = 100' Date: May 21, 2024

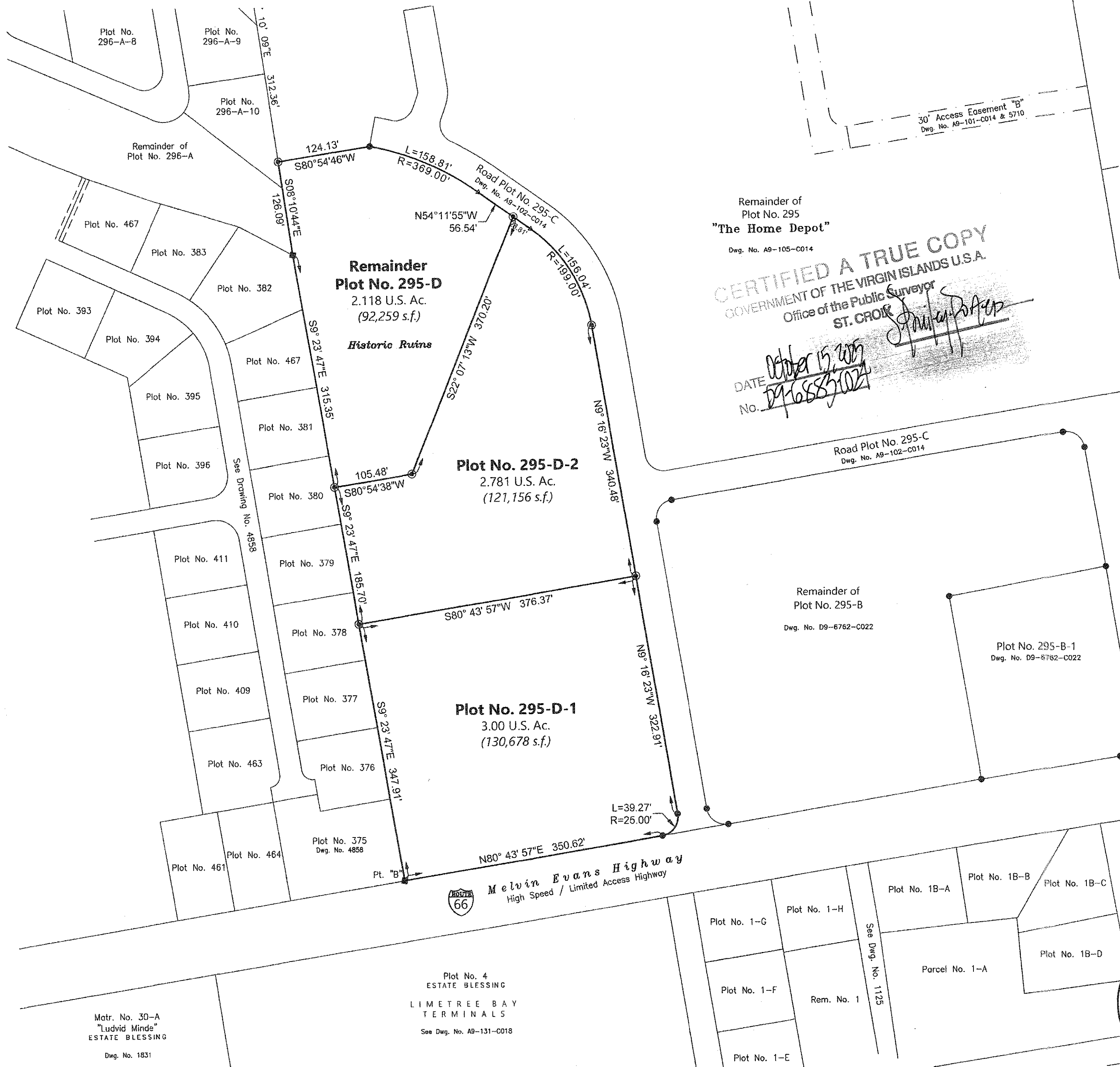
OLG Dwg. No. **D9-6883-C024**

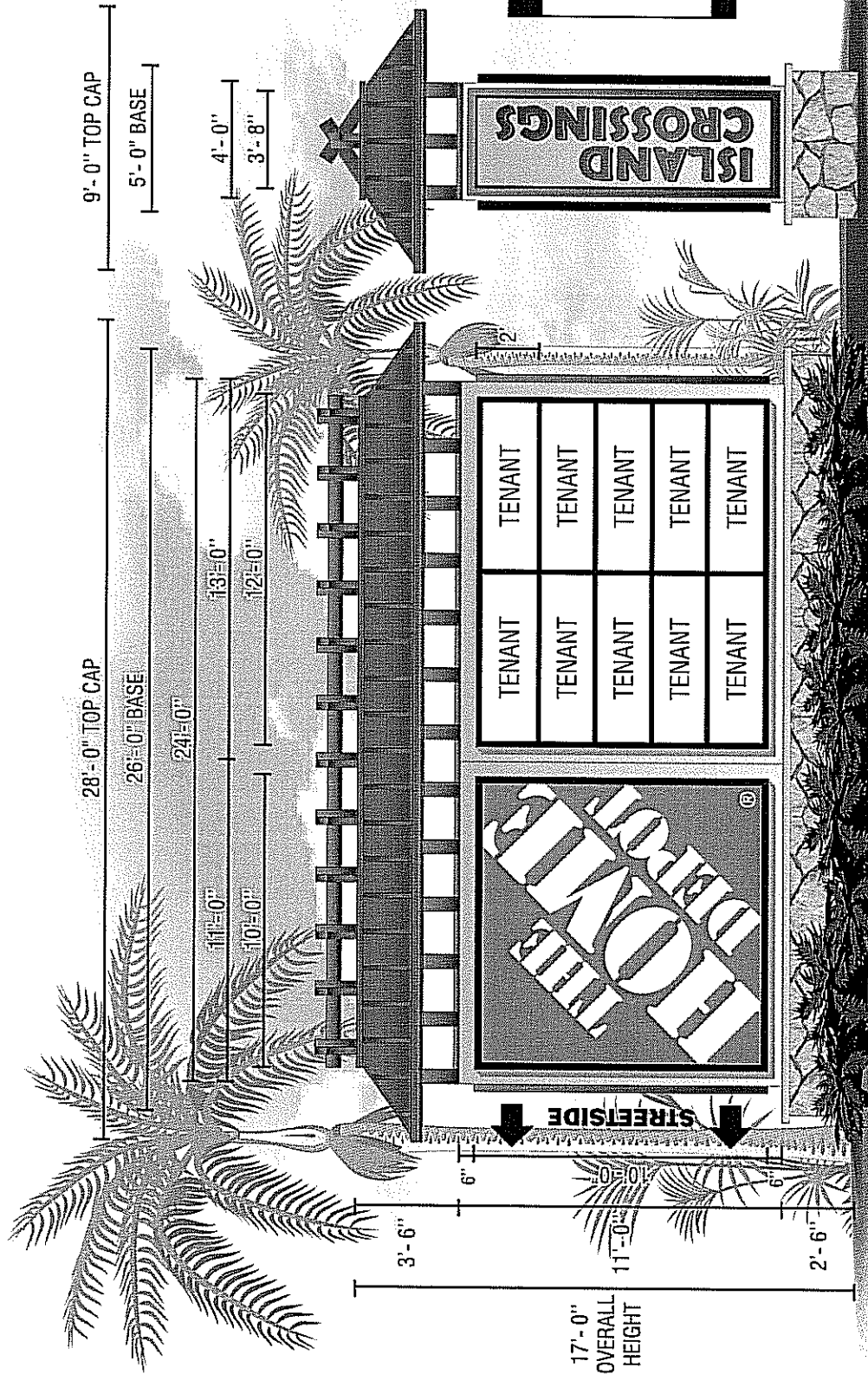


Remainder of Plot No. 295
"The Home Depot"
Dwg. No. A9-105-C014

CERTIFIED A TRUE COPY
GOVERNMENT OF THE VIRGIN ISLANDS U.S.A.
Office of the Public Surveyor
ST. CROIX

DATE October 15, 2025
No. D9-6883-C024





LEFT & RIGHT SIDE

D CUSTOM SHARED MONUMENT
Scale: 3/16" = 1'

THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

CLIENT:	THE HOME DEPOT	DATE:	10/20/08
LOCATION:	SAINT CROIX, USVI	STORE NO.:	
ACCOUNT REP.:	ROSALYN HOLDERFIELD	DATE:	10/20/08
DRAWING NO.:	THD-Saint Croix VI-Freestanding Sign Exhibit RevB	REV.:	
TITLE:	PRESENTATION CUSTOMER THE HOME DEPOT PRESENTATION/STREET LIGHT SIGNAGE ELEMENT DESIGN	REV.:	
SCALE:		REV.:	
APPROVAL DATE:		REV.:	
APPROVED BY:	JAS	REV.:	
NOTED:		REV.:	

I.D. ASSOCIATES
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401 · www.idassociatesinc.com





ISSUE DATE: 11/18/2025

SCHEMATIC
PERSPECTIVE
1-15



4 RIVERS ST. CROIX
ST. CROIX, U.S. VIRGIN
ISLANDS



LEVEL	RENTABLE AREA	CROSS AREA	UTILIZATION
STORAGE 01	24,860	33,000 SF	75.30%
STORAGE 02	29,970	30,000 SF	99.90%
TOTAL	54,830	63,000 SF	77.81%

*RENTABLE AREA DOES NOT INCLUDE LOADING DOCKS, TOILETS, STAIRS, ELEVATOR SHAFTS, AND OTHER AREAS WITH LIMITED ACCESS. UTILIZATION PERCENTAGES ARE BASED ON THE TOTAL RENTABLE AREA. UTILIZATION PERCENTAGES ARE BASED ON THE TOTAL RENTABLE AREA. UTILIZATION PERCENTAGES ARE BASED ON THE TOTAL RENTABLE AREA.

UNIT MIX SCHEDULE	UNIT TYPE	UNIT AREA	COUNT
STORAGE 01	5x1.5	750	39
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
STORAGE 02	5x1.5	750	39
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41
	10x1.5	2,200	41



1 STORAGE 01 - UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



2 STORAGE 02 - UNIT MIX PLAN
SCALE: 1/16" = 1'-0"

STORAGE 01 & 02
UNIT MIX PLANS
1-20

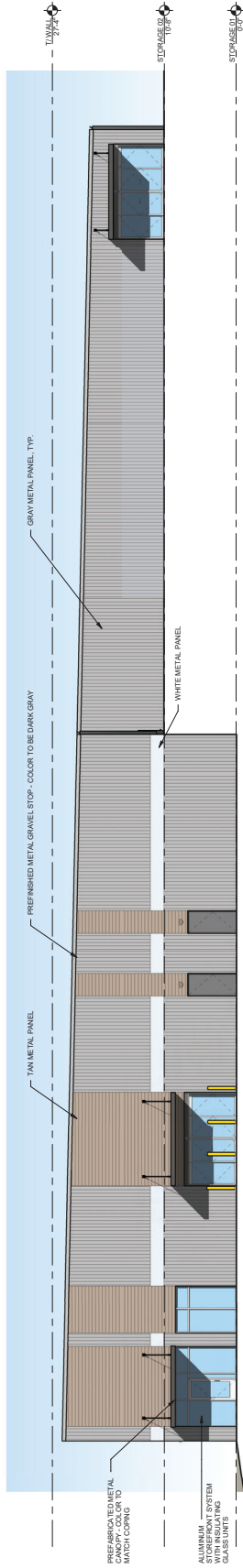


4 RIVERS ST. CROIX
ST. CROIX, U.S. VIRGIN ISLANDS

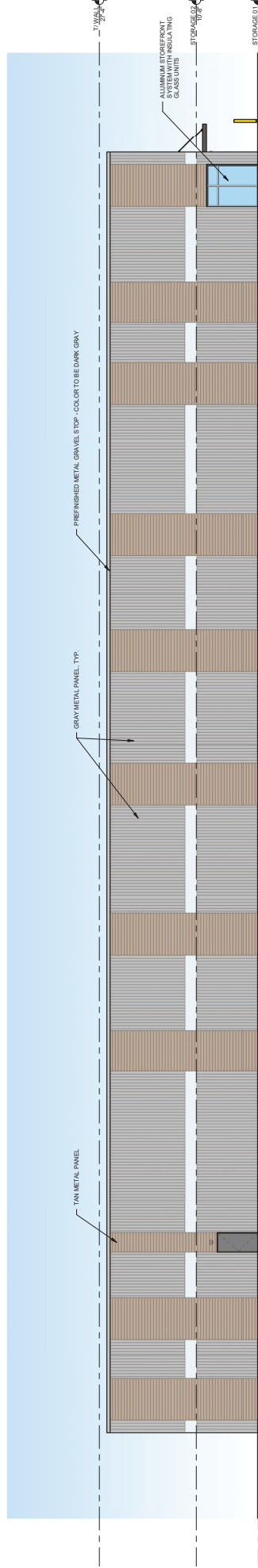




3 3D View 1
SCALE: 1/30



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE DATE: 11/18/2025



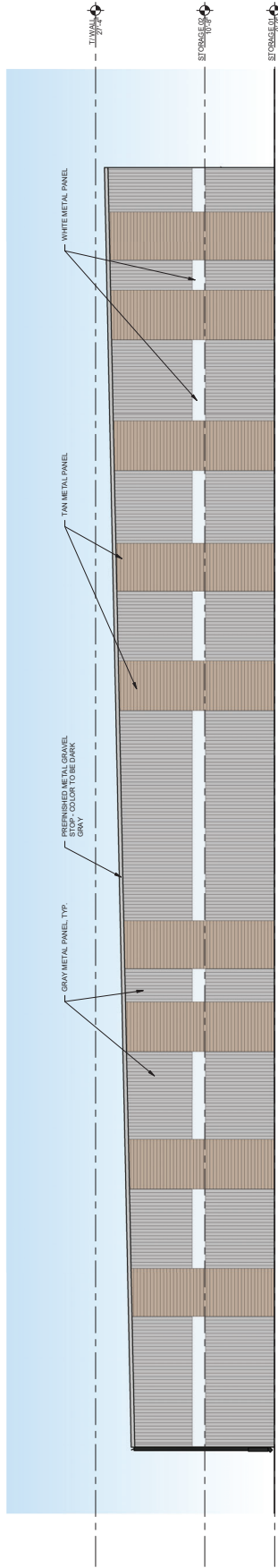
4 RIVERS ST. CROIX

ST. CROIX, U.S. VIRGIN ISLANDS

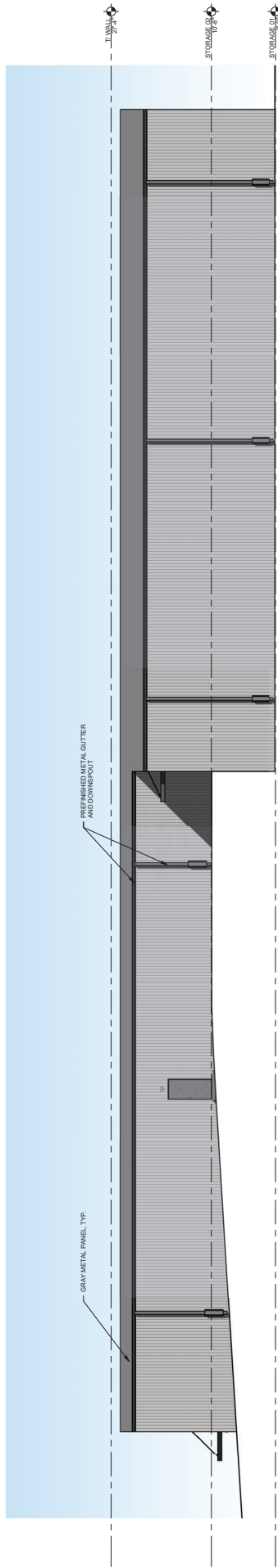


SCHEMATIC ELEVATIONS

1-30



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

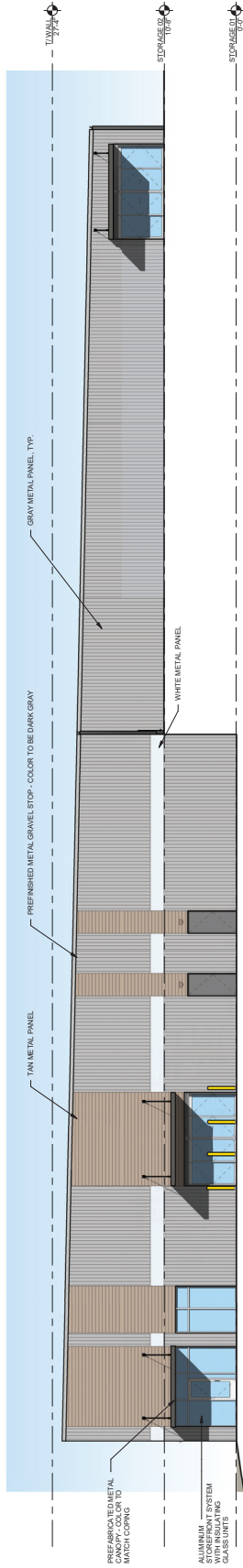
LEVEL	RENTABLE AREA	CROSS AREA	UTILIZATION
STORAGE 01	24,860	33,000 SF	75.30%
STORAGE 02	29,970	30,000 SF	99.90%
TOTAL	54,830	63,000 SF	77.81%

*RENTABLE AREA DOES NOT INCLUDE DRIVE-UP UNITS
 **DRIVE-UP UNITS HAVE SIZES OF 100 SQ FT AND 150 SQ FT
 ***DRIVE-UP UNITS ARE COMPRISED OF (4) 100 SQ FT UNITS AND 2000 UNITS

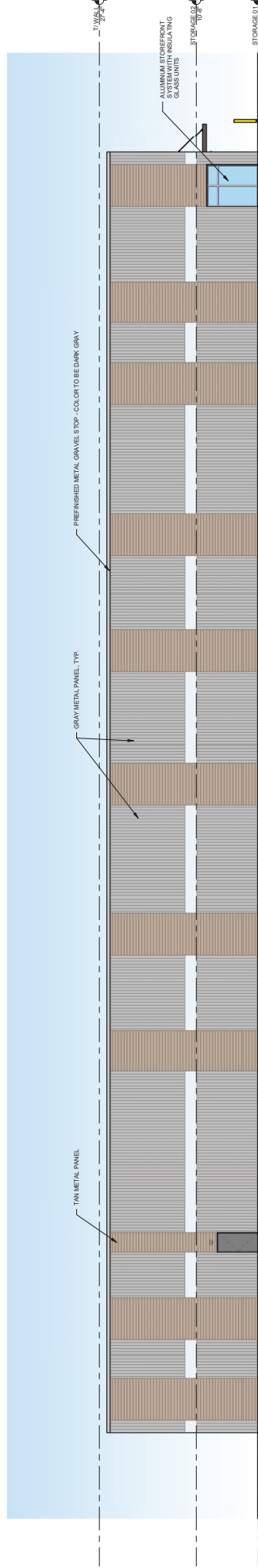
UNIT MIX SCHEDULE		
UNIT TYPE	UNIT AREA	COUNT
5x7.5	750	39
10x7.5	750	41
10x10	1000	29
10x15	1500	17
10x20	2000	10
10x25	2500	10
10x30	3000	10
10x35	3500	10
10x40	4000	10
10x45	4500	10
10x50	5000	10
10x55	5500	10
10x60	6000	10
10x65	6500	10
10x70	7000	10
10x75	7500	10
10x80	8000	10
10x85	8500	10
10x90	9000	10
10x95	9500	10
10x100	10000	10
10x105	10500	10
10x110	11000	10
10x115	11500	10
10x120	12000	10
10x125	12500	10
10x130	13000	10
10x135	13500	10
10x140	14000	10
10x145	14500	10
10x150	15000	10
10x155	15500	10
10x160	16000	10
10x165	16500	10
10x170	17000	10
10x175	17500	10
10x180	18000	10
10x185	18500	10
10x190	19000	10
10x195	19500	10
10x200	20000	10
10x205	20500	10
10x210	21000	10
10x215	21500	10
10x220	22000	10
10x225	22500	10
10x230	23000	10
10x235	23500	10
10x240	24000	10
10x245	24500	10
10x250	25000	10
10x255	25500	10
10x260	26000	10
10x265	26500	10
10x270	27000	10
10x275	27500	10
10x280	28000	10
10x285	28500	10
10x290	29000	10
10x295	29500	10
10x300	30000	10
10x305	30500	10
10x310	31000	10
10x315	31500	10
10x320	32000	10
10x325	32500	10
10x330	33000	10
10x335	33500	10
10x340	34000	10
10x345	34500	10
10x350	35000	10
10x355	35500	10
10x360	36000	10
10x365	36500	10
10x370	37000	10
10x375	37500	10
10x380	38000	10
10x385	38500	10
10x390	39000	10
10x395	39500	10
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10x405	40500	10
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10x415	41500	10
10x420	42000	10
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10x455	45500	10
10x460	46000	10
10x465	46500	10
10x470	47000	10
10x475	47500	10
10x480	48000	10
10x485	48500	10
10x490	49000	10
10x495	49500	10
10x500	50000	10
10x505	50500	10
10x510	51000	10
10x515	51500	10
10x520	52000	10
10x525	52500	10
10x530	53000	10
10x535	53500	10
10x540	54000	10
10x545	54500	10
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10x555	55500	10
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10x580	58000	10
10x585	58500	10
10x590	59000	10
10x595	59500	10
10x600	60000	10
10x605	60500	10
10x610	61000	10
10x615	61500	10
10x620	62000	10
10x625	62500	10
10x630	63000	10
10x635	63500	10
10x640	64000	10
10x645	64500	10
10x650	65000	10
10x655	65500	10
10x660	66000	10
10x665	66500	10
10x670	67000	10
10x675	67500	10
10x680	68000	10
10x685	68500	10
10x690	69000	10
10x695	69500	10
10x700	70000	10
10x705	70500	10
10x710	71000	10
10x715	71500	10
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10x725	72500	10
10x730	73000	10
10x735	73500	10
10x740	74000	10
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10x1745	174500	10
10x1750	175000	10
10x1755	175500	10
10x1760	176000	10
10x1765	176500	10
10x		



3 3D View 1
SCALE: 1/30



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE DATE: 11/18/2025



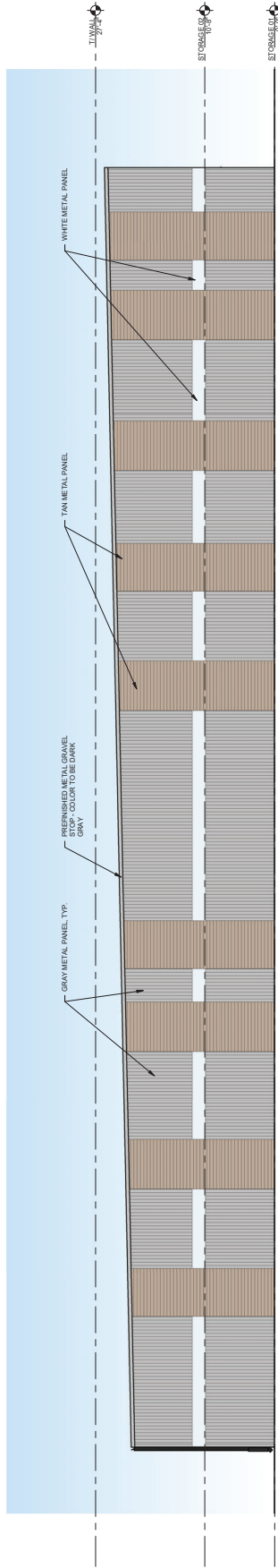
4 RIVERS ST. CROIX

ST. CROIX, U.S. VIRGIN ISLANDS

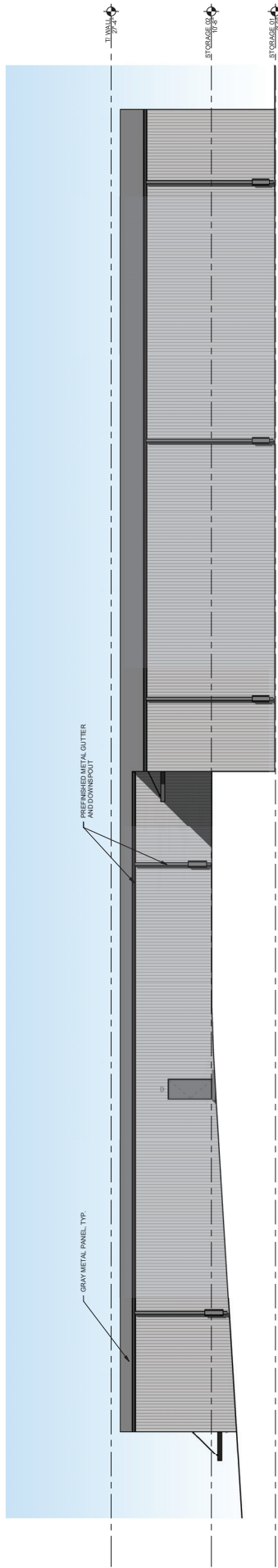


SCHEMATIC ELEVATIONS

1-30



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE DATE: 11/18/2025



4 RIVERS ST. CROIX
ST. CROIX, U.S. VIRGIN ISLANDS



SCHEMATIC ELEVATIONS
1-31